



**NOTICE OF PUBLIC MEETING  
TUESDAY, NOVEMBER 18, 2025 – 6:00 P.M.  
BOARD OF ADJUSTMENT MEETING  
AGENDA**

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: SEPTEMBER 3, 2025
- IV. REQUEST FOR VARIANCE BY JASON & MICHELLE FRANK

Appeal by Jason and Michelle Frank to construct a new home and detached two-car garage at their residence located at **785 Bismark Ave.** The proposed height of the home would exceed the maximum building height of 35’ in the R-1 zoning district permitted by **Section 400.130 of the Glendale Zoning Code**, and the proposed garage would exceed the maximum building height of 20.’
- V. PUBLIC HEARING: 785 BISMARK AVE. VARIANCE REQUEST
- VI. MISCELLANEOUS
- VII. ADJOURNMENT

This meeting will be held at the Glendale City Hall Auditorium at 424 N. Sappington Road and will be open to the public.

*Gabrielle Wesche*  
Gabrielle Wesche  
Community Engagement Officer

POSTED: NOV. 13, 2025 – 2:00 P.M.



**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**SEPTEMBER 3, 2025 –6:00 p.m.**

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**CALL TO ORDER**

A meeting of the Board of Adjustment of the City of Glendale was held on Wednesday, September 3, 2025. Chairman Lane called the meeting to order at 6:00 p.m.

**ROLL CALL**

Members Present

Susan Schoen  
Ken Finnerty  
Chairman Thomas Lane

Members Absent

Mark Hewlett

Alternate Members Present

Wrenn Kates

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Deputy City Clerk; City Attorney Allie Sievers; Court Reporter Mark Arndt.

**APPROVAL OF MINUTES**

Moved by Mr. Finnerty, seconded by Ms. Kates and unanimously carried, to approve the minutes from the May 7, 2025 meeting as submitted.

**BOARD OF ADJUSTMENT  
CHAIRMAN & VICE  
CHAIRMAN ELECTION**

Ms. Sievers explained that the Board of Adjustment is required to elect a new chairman and vice chairman each year to serve for a one-year term.

Ms. Kates nominated Mr. Lane to serve as chairman and Mark Hewlett as Vice Chairman for a one-year term.

The motion was first by Mr. Finnerty and seconded by Ms. Schoen determining that Mr. Lane will serve as Board of Adjustment chairman and Mr. Hewlett will serve as Board of Adjustment vice chairman from September 3, 2025 to September 3, 2026.

**VARIANCE REQUEST –  
Distance of Accessory  
Building from Main Building**  
– Michael Simon, 47 Berry  
Wood Dr.

Mr. Johnson explained that the applicant proposes constructing a new detached garage in the rear yard of the house. Section 400.070(3) of the Glendale Municipal Code requires that accessory buildings which are not part of the main building be located no closer than 10’ to any other building.

Mr. Dennis Sharp with Coach House of St. Louis was sworn in by the court reporter and presented the applicant’s variance request noting that they would like to construct a 16’ x 24’ garage approximately 1’ away from a small existing covered wood deck and 6.9’ away from the north side of the house.

Mr. Simon, the applicant and homeowner, was sworn in by the court reporter and explained with Mr. Sharp that the variance for the proposed detached garage is necessary because a 10' wide sewer easement on the northern border of the property restricts the buildable area of the lot and makes it narrower than it would be otherwise. They also noted that there is a drop off at the rear of the property that further limits where and how a garage could be located on the property.

Mr. Simon submitted photos of his property showing the area where the proposed garage would be located.

Chairman Lane asked if anyone in the audience would like to make a public comment. There was no public comment.

City Attorney Allie Sievers entered into the record the following exhibits:

1. Mr. Simon's Board of Adjustment Application
2. The executive summary produced by the City Administrator and provided to the Board of Adjustment.
3. The City of Glendale's Zoning Code
4. The photos submitted by the applicant.

Mr. Johnson clarified that there will be two separate variances with their own motions.

Mr. Lane asked if anyone in the audience would like to make a public comment.

Ms. Kates made a motion to approve the variance requesting approval to construct an accessory building less than 10 feet away from a main building as required by Section 400.070(3).

**The proposed resolution is as follows:**

*WHEREAS, the Board of Adjustment of the City of Glendale, Missouri, does find and determine that the above-described property is in Zoning District R-1, which said district requires accessory buildings which are not part of the main building to be not closer than 10 feet from the main building or another accessory building; and*

*WHEREAS, the applicant desires to construct a detached garage 6.9 feet from the main building which would be in violation of the Zoning Code of the City of Glendale Section 400.070(3); and*

*WHEREAS, the Board finds that the property on which such violation is proposed possessed the following extraordinary or exceptional situations not generally prevalent in the neighborhood which would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on*

*the owner of such property as set out below, if the strict application of the zoning regulations as to setback were followed:*

*The property contains a 10-foot-wide sewer easement on the northern border of the property that significantly reduces the buildable area of the lot and effectively restricts development of accessory buildings; and causes the lot to function as though it were narrower than its actual recorded dimensions. And, further the unique topography of the backyard has significant drop-off and the requirement of the applicant to install fire blocking materials in the garage to limit the risk of fire spreading to the main structure.*

*NOW THEREFORE BE IT RESOLVED, that the appeal of the above applicant for a variance in the strict application of the zoning regulations **is approved** based on the findings of fact set out above.*

*The applicant is hereby authorized to construct an detached garage pursuant to the Coach House Garages plans dated July 25, 2025, as submitted to the City of Glendale, that would be located 6.9 feet from the north side of the house.*

*The Building Commissioner of the City is instructed to act accordingly.*

The motion was seconded by Mr. Finnerty.

The voice vote was as follows:

Susan Schoen	“Aye”
Chairman Thomas Lane	“Aye”
Wrenn Kates	“Aye”
Ken Finnerty	“Aye”
Mark Hewlett	Absent

The motion passed with a vote of 4 Aye, 0 Nay, and 1 Absent

**ADJOURN**

Ms. Kates motioned to adjourn the meeting. The motion was seconded by Mr. Finnerty and unanimously carried to adjourn the meeting at 6:27 p.m.



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

## APPEAL TO THE BOARD OF ADJUSTMENT

APPLICANT: NJL Custom Homes DATE: 10/14/25  
PROPERTY OWNER: Jason & Michelle Fank ZONING DISTRICT: R-1  
ADDRESS of PROPERTY: 785 Bismark Ave Glendale, MO 63122  
TELEPHONE: Day (636) 222 - 2605 Home ( ) \_\_\_\_\_

### *Section 1: Basis for Granting Variances:*

A variance can only be granted when the strict application of the zoning regulations of Chapter 400 of the Glendale Municipal Code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property by reason of at least one of the following:

- a. *Area Variances.* When, by reason of exceptional narrowness, shallowness or shape of a specific piece of property on April 24, 1963, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the neighborhood, the strict application of the area regulations of this Chapter would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, the Board is hereby empowered to authorize upon an appeal relating to such property, a variation from such strict application so as to relieve such difficulty or hardships.
- b. *Use Variances.* The Board of Adjustment is empowered to grant use variances only upon findings that all of the following five factors are established:
  1. The applicant will be deprived of all beneficial use of the property under any of the permitted uses in the zoning district in which the property is located, all beneficial use being lost only where the property is not suitable for any use permitted in the City's zoning ordinance for that zoning district; and
  2. The applicant has sufficiently demonstrated unnecessary hardship by expert testimony and/or documentation and not mere conclusionary or lay opinion that the property in question cannot yield a reasonable return if used only for a purpose or purposes permitted in the zoning district in which that property is located; and
  3. The plight of the owner is due to exceptional or unique circumstances and not due to general conditions in the neighborhood; and
  4. The use to be authorized by the variance would not alter the essential character of the neighborhood; and
  5. The proposed use to be authorized by the use variance would not constitute a change in the district map, impair an adequate supply of light and air to adjacent property, increase congestion in public streets, increase the danger of fire, materially diminish or impair established property values within the surrounding area and would not in any other respect impair the public health, safety, comfort, morals and welfare of the City.

For details of the Board's authority to grant a variance, see Sections 400.910-400.970 of the Glendale Code.

Please note that the desire to use certain space, whether interior or exterior, in a particular manner is not a basis for the Board to grant a variance.





**NJL Custom Homes**  
556 Leffingwell Ave, Second Floor  
Kirkwood, MO 63122

## **City of Glendale – Board of Adjustment**

424 N. Sappington Road

Glendale MO 63122

**Re:** Variance Request – 785 Bismark Avenue Dear Members of the Board of Adjustment,

On behalf of the homeowners at **785 Bismark Avenue**, NJL Custom Homes respectfully submits this request for a variance due to unique topographical conditions that create a practical difficulty in meeting the City’s zoning height regulations.

The subject property presents significant grading challenges, with the lot dropping approximately **30 feet from the top of grade at elevation 554 down to 524** at the rear. The **proposed top of foundation is at elevation 550**, which is approximately **four feet below the curb elevation**, illustrating that the home is actually set into the existing grade rather than above it. However, under the City’s method of calculating the Average Grade Elevation (AGE) across the full lot, this natural slope causes both the home and the detached garage to appear taller on paper than they will present in the field.

To further clarify the impact of this calculation method, the detached garage has an AGE of 544.325'. When compared to the front elevation grade of 548', its measured height of 27.125' results in a calculated height of approximately **32.3'**, which is above the maximum allowed. This increased “paper height” is a direct result of the significant grade drop across the lot—not because of excessive massing or an unusually tall structure. The garage roof pitch also matches the roof pitches of the front gables of the main home, ensuring that when viewed from the street, the garage blends seamlessly with the overall architectural design and maintains a consistent and harmonious appearance.

Strict application of the height limitation does not reasonably account for this extreme grade differential or the design adjustments required to address it. The proposed home’s roofline, massing, and detached garage design are fully consistent with other new construction homes in the surrounding neighborhood and clearly meet the intent of the City’s architectural and aesthetic standards.

The **Architectural Review Board** has reviewed the plans and acknowledged both the site’s challenges and the appropriateness of a variance in this case. Requiring strict compliance would impose unnecessary hardship on the property owners by forcing substantial design changes that would compromise the structure’s functionality, architectural integrity, and visual balance.



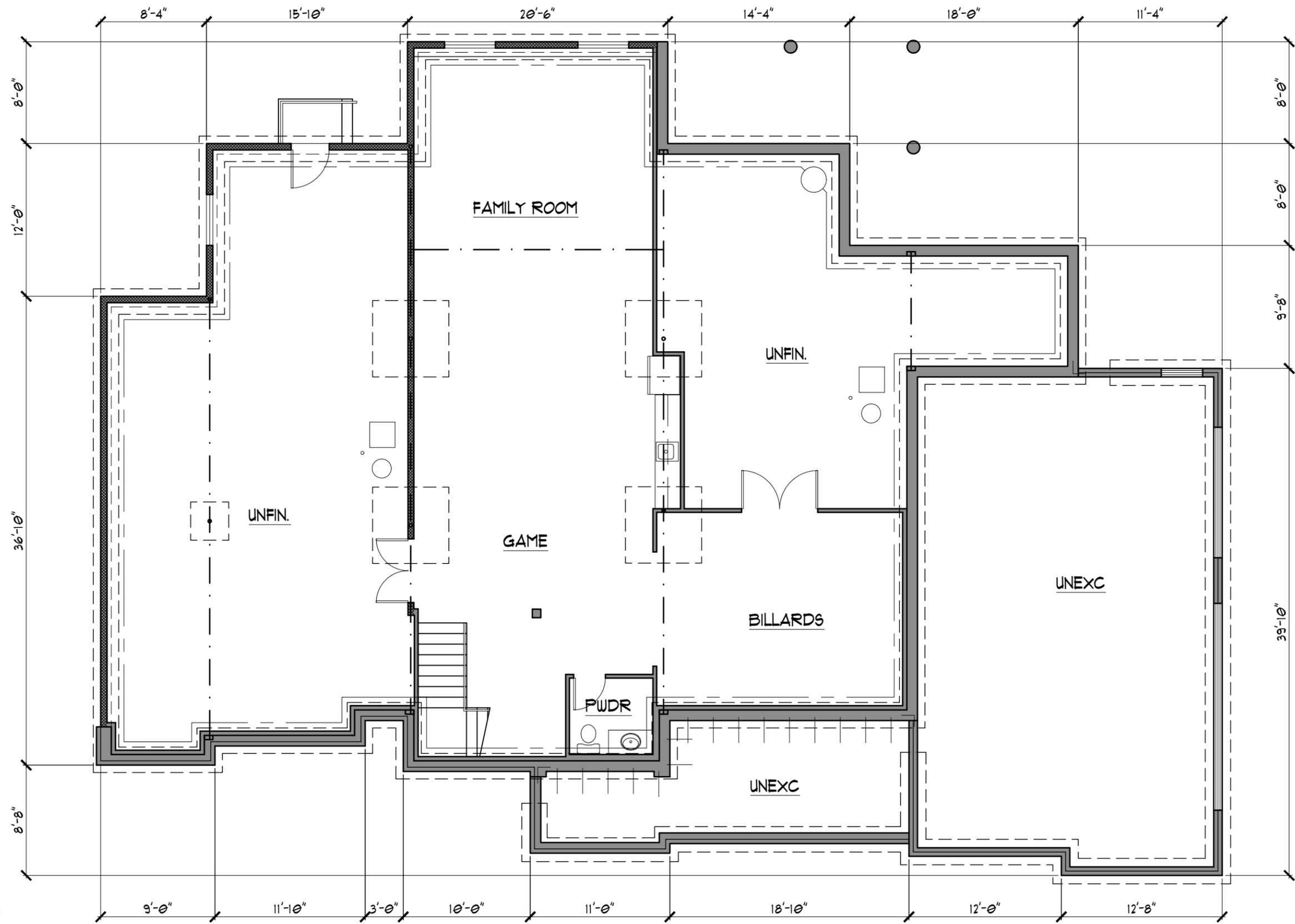
**NJL Custom Homes**  
556 Leffingwell Ave, Second Floor  
Kirkwood, MO 63122

The requested variance will not alter the essential character of the neighborhood or negatively impact adjacent properties. Instead, it allows the home and detached garage to fit harmoniously within the streetscape while appropriately responding to the lot's topographical constraints.

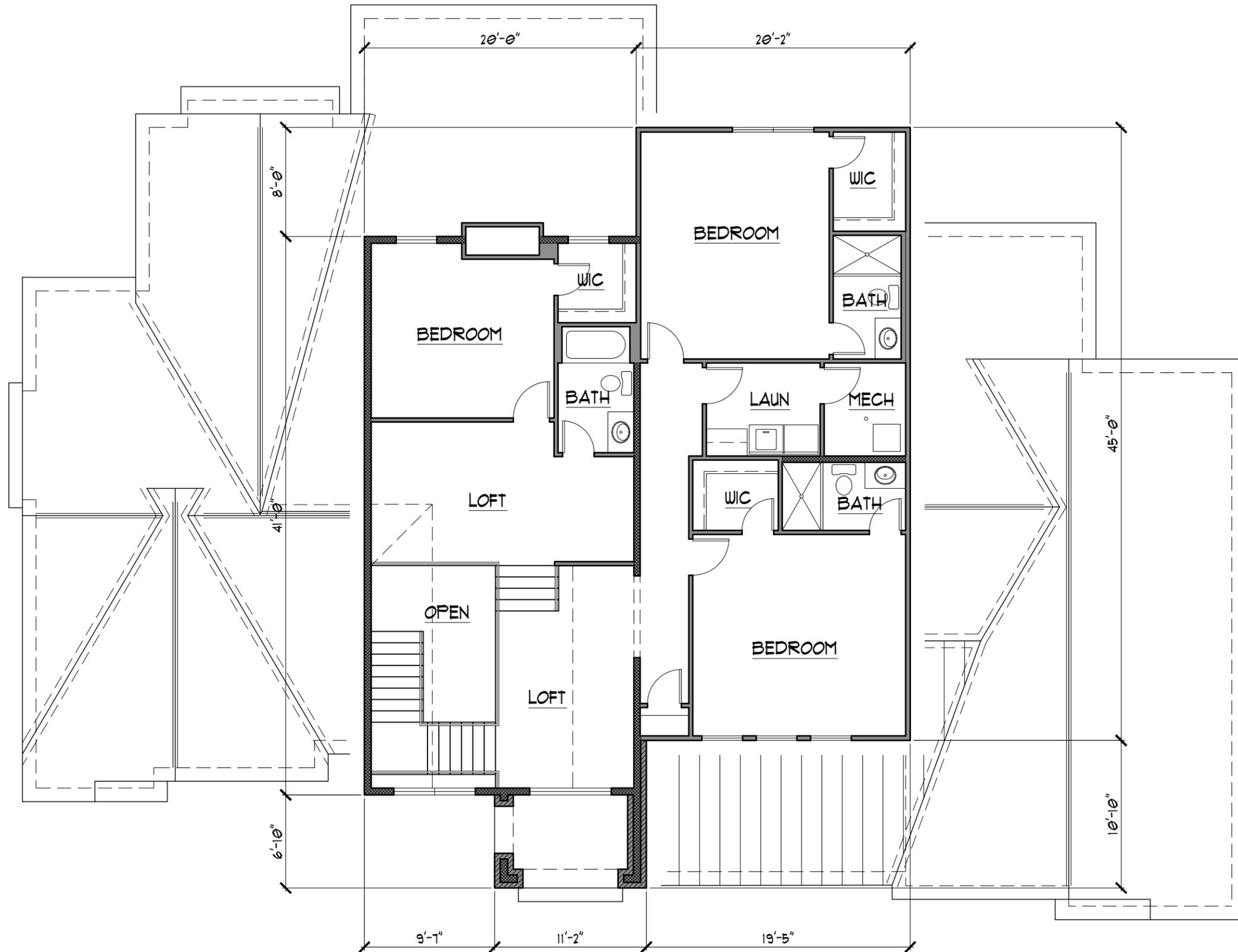
For these reasons, we respectfully request the Board's approval of this variance to allow the proposed home and detached garage to proceed as designed.

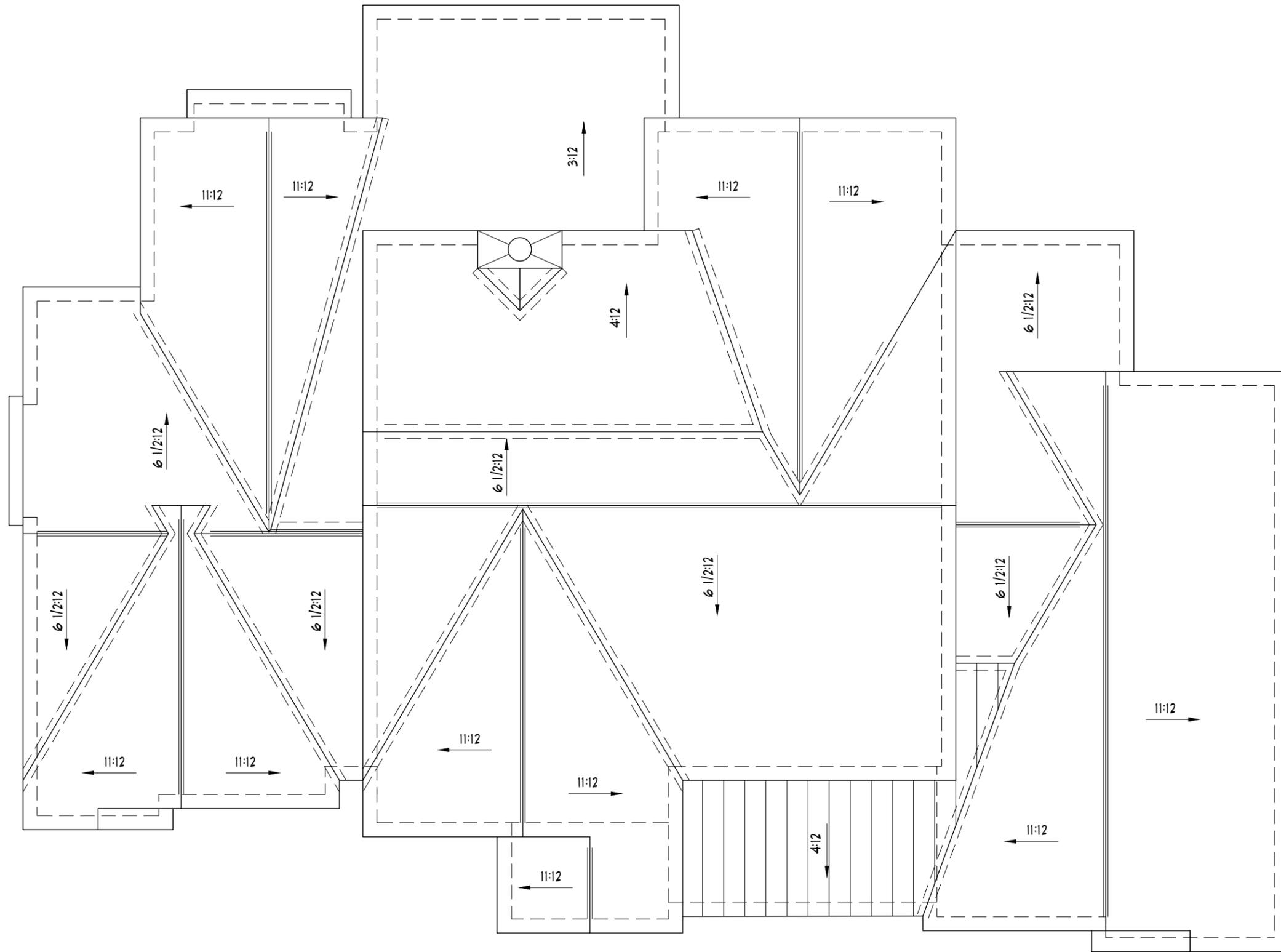
Sincerely,

**NJL Custom Homes**





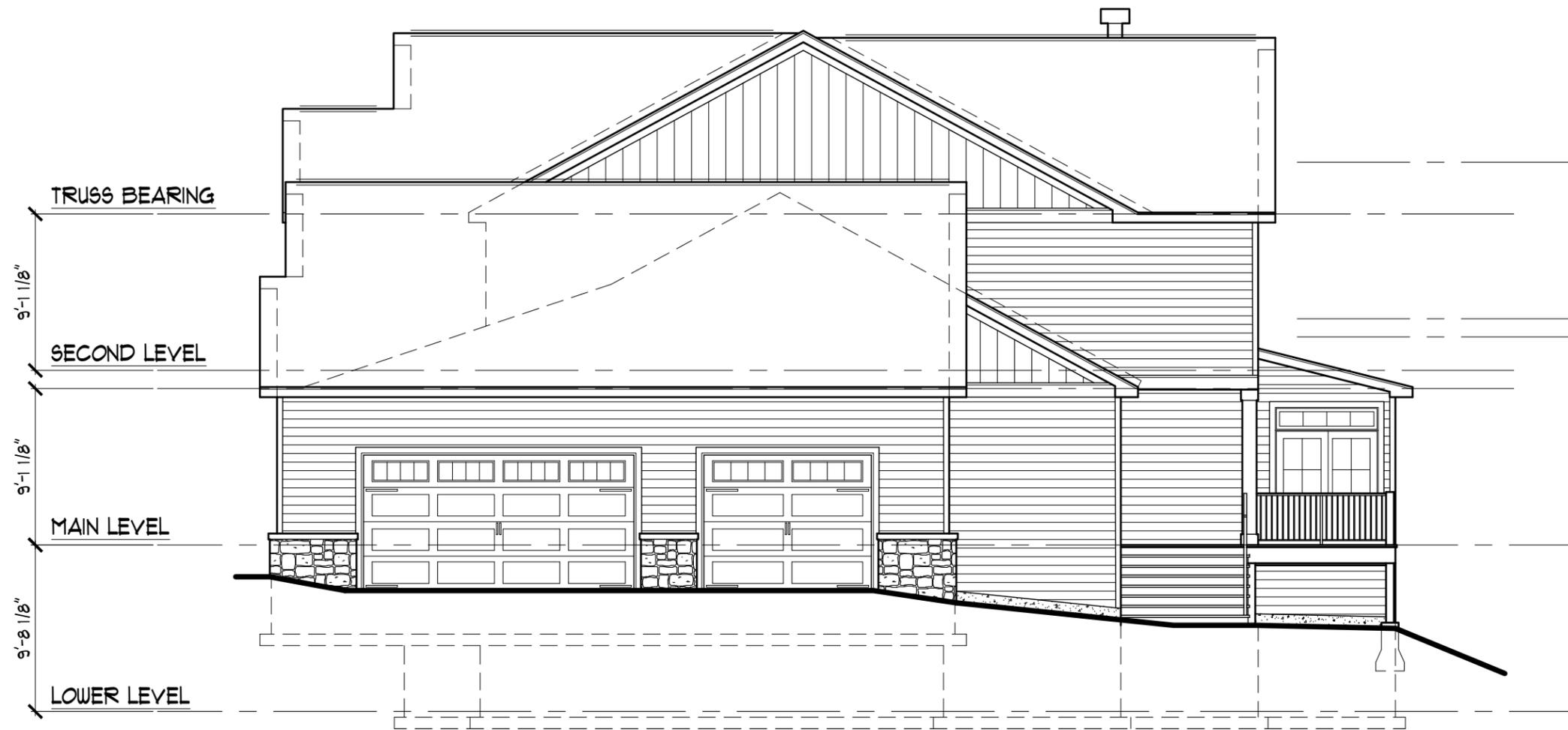






**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



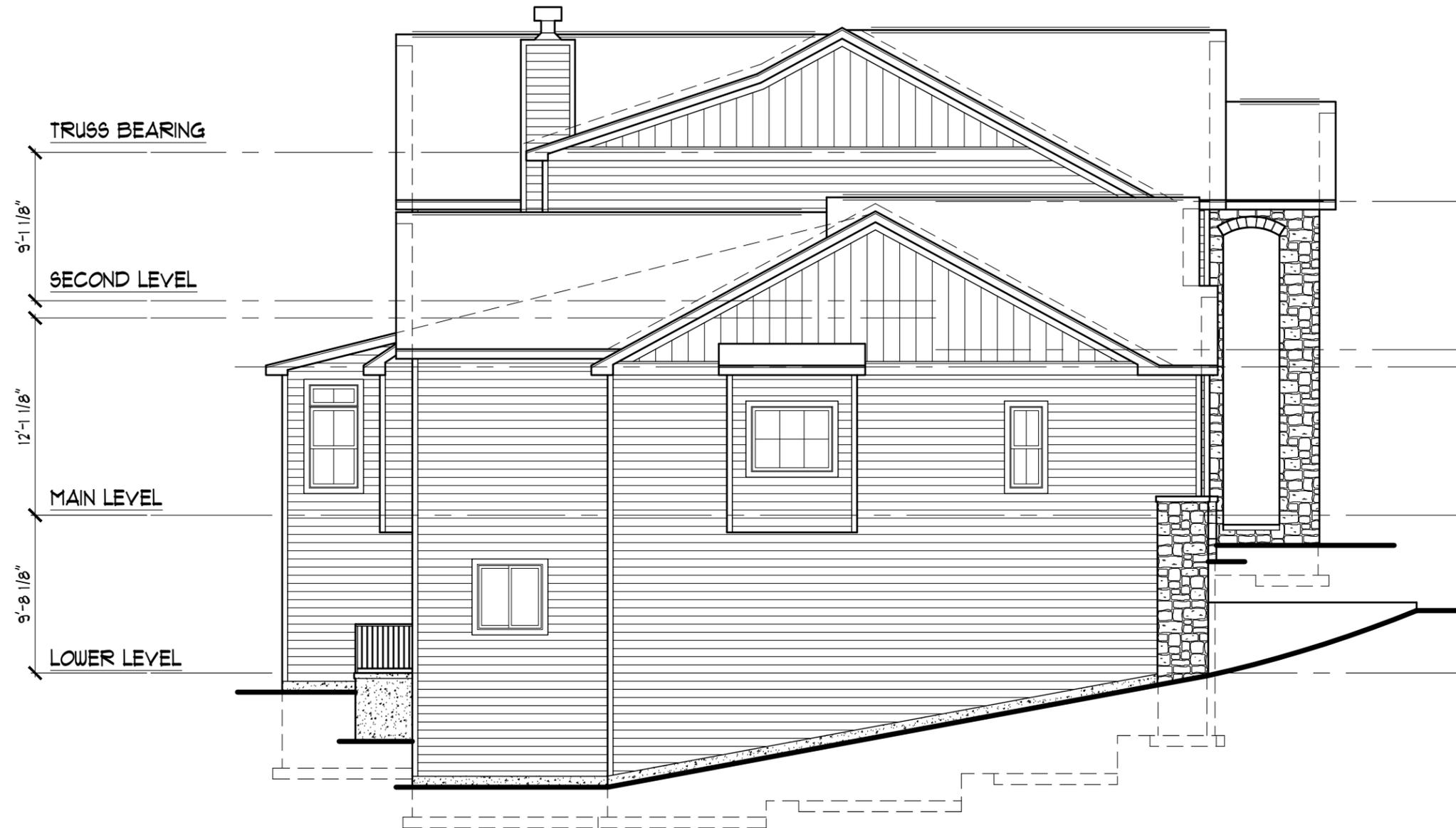
**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



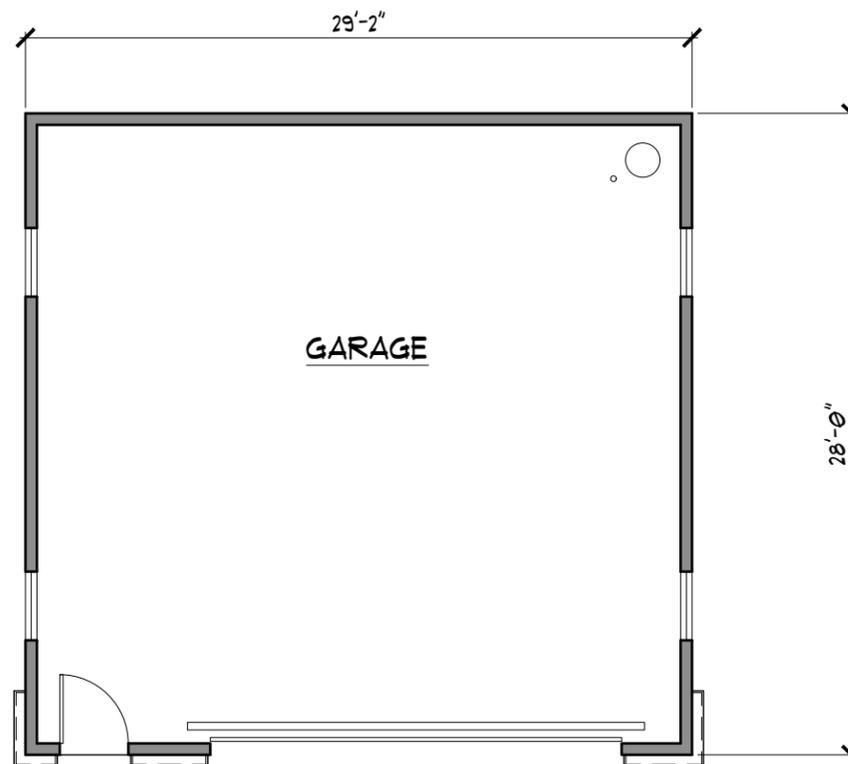
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



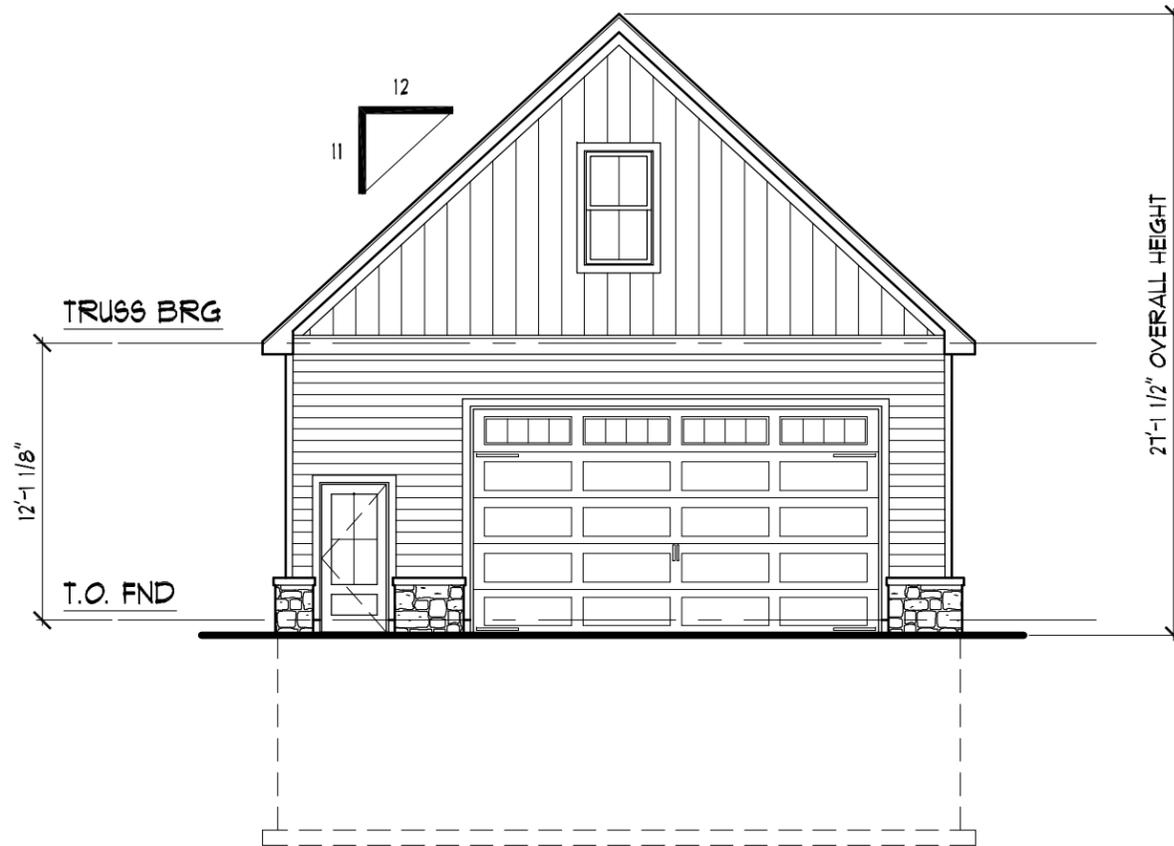
**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



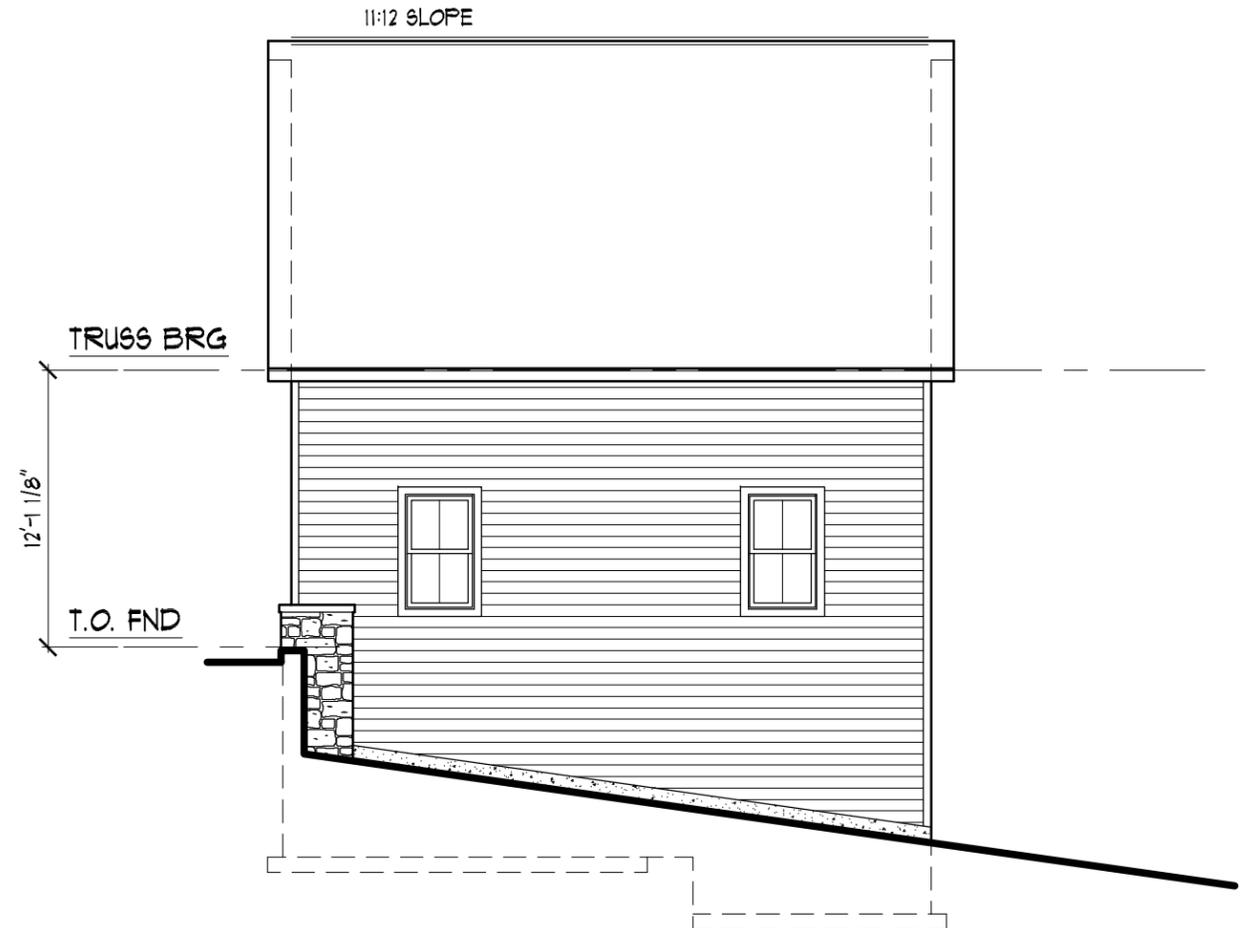
**DETACHED GARAGE PLAN**

SCALE: 1/8" = 1'-0"



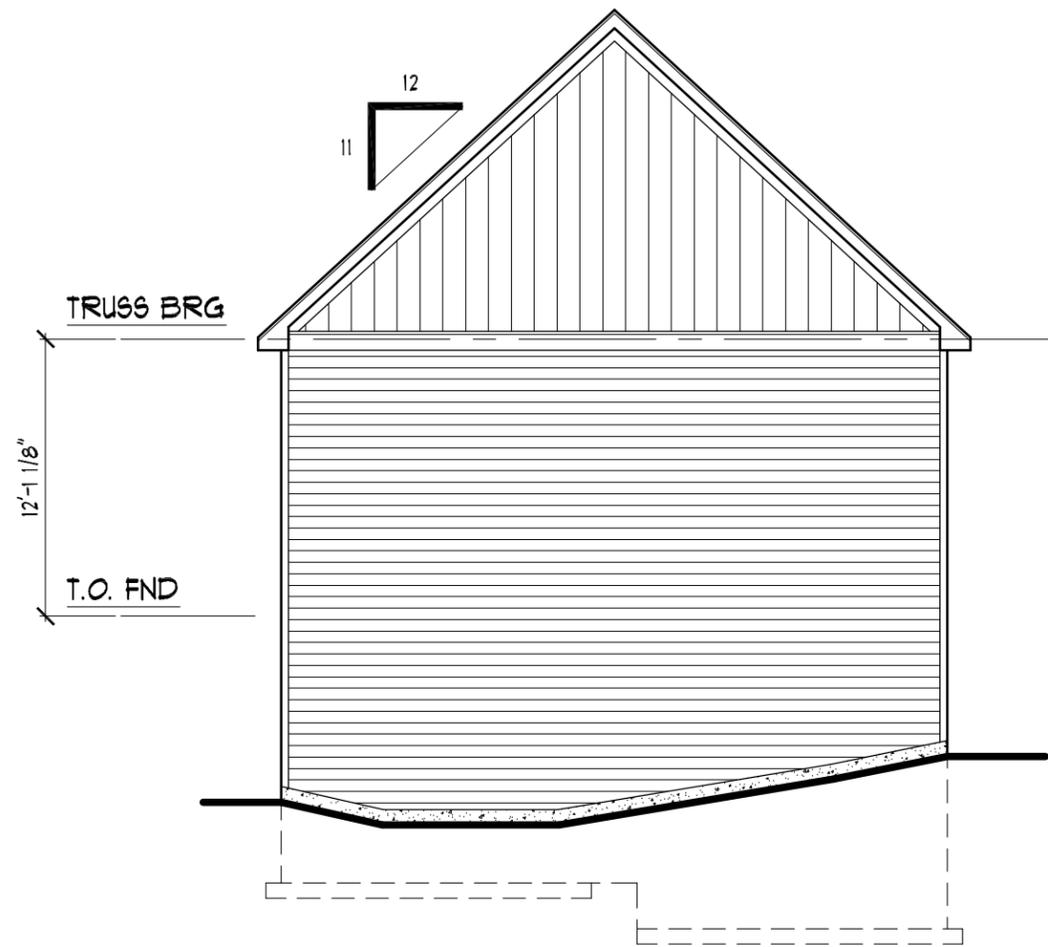
**DETACHED GARAGE FRONT ELEV**

SCALE: 1/8" = 1'-0"



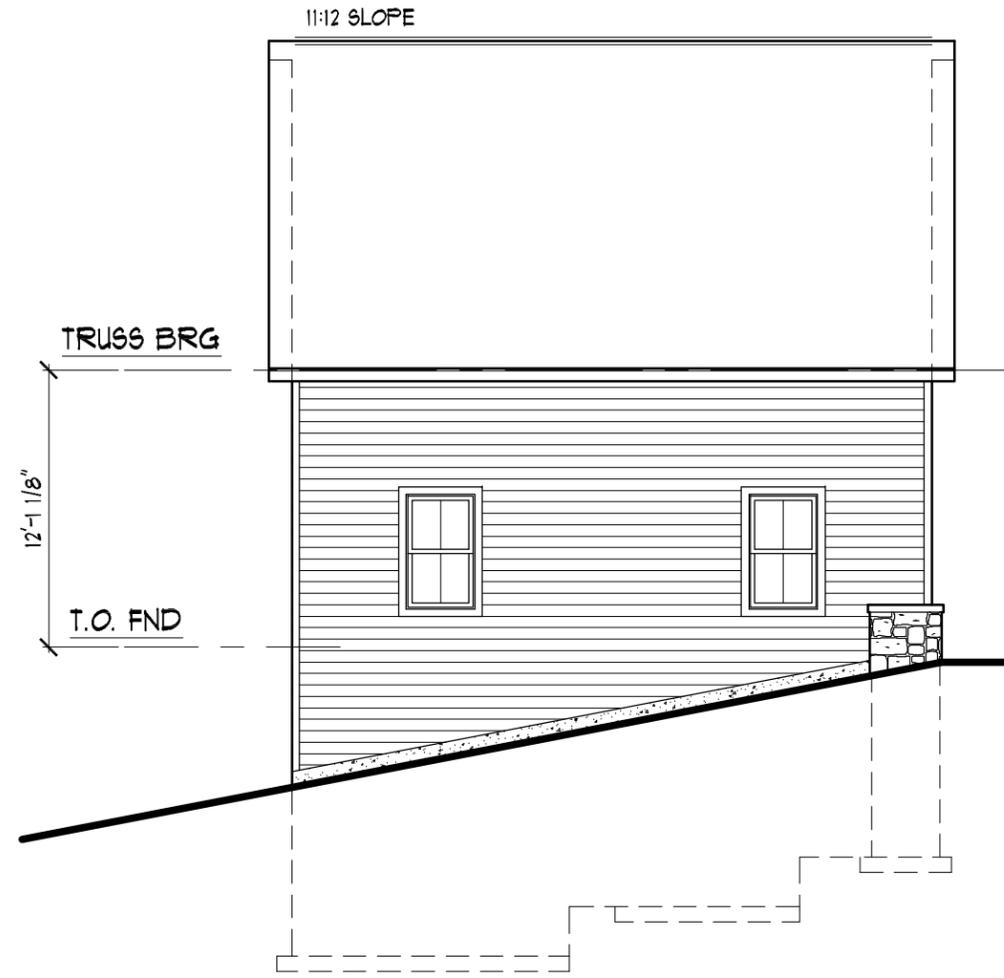
**DETACHED GARAGE RIGHT ELEV**

SCALE: 1/8" = 1'-0"



**DETACHED GARAGE REAR ELEV**

SCALE: 1/8" = 1'-0"



**DETACHED GARAGE LEFT ELEV**

SCALE: 1/8" = 1'-0"

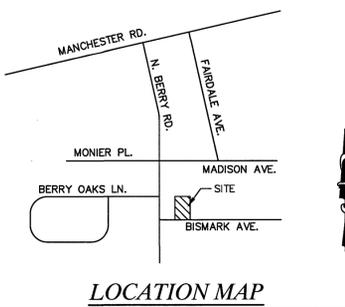
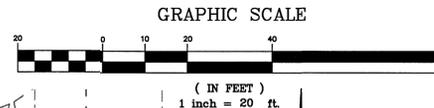


**NJL**  
CUSTOM HOMES

785 BISMARCK  
GLENDALE, MO

**thd**  
TIM HOLLERBACH  
DESIGNS  
1548 JEFFCO BLVD  
ARNOLD, MD 63010  
314-578-9470  
www.timhollerbachdesigns.com

**A TRACT OF LAND BEING ALL OF LOTS 197, 198, 199, 200 & PART OF VACATED ALLEY  
OF "ALGONQUIN VIEW" (P.B. 22 PG. 28) LOCATED IN SECTION 29, 30 & 32, TOWNSHIP 45 NORTH,  
RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI.**



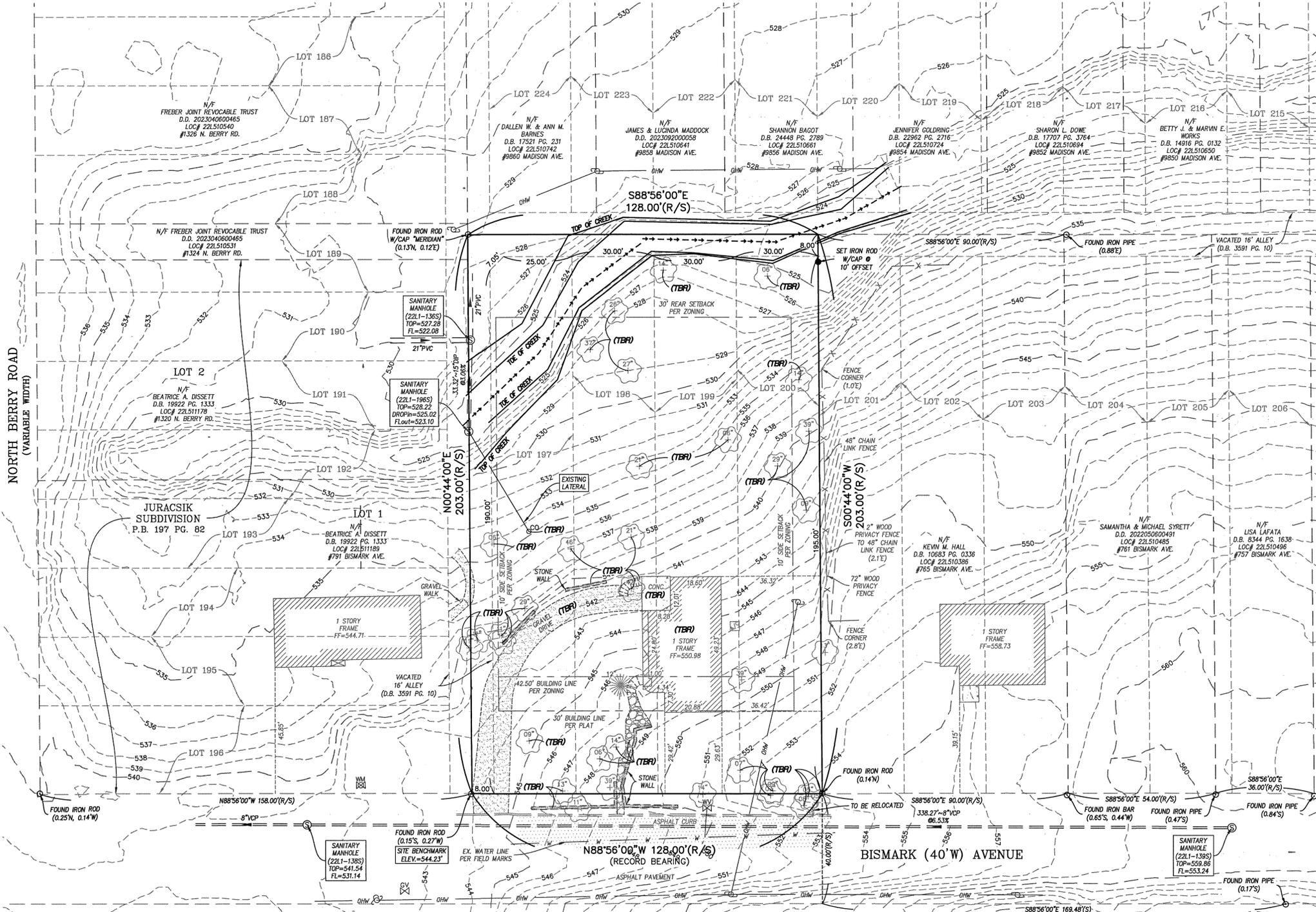
**LOCATION MAP**

**ABBREVIATIONS:**

- CONC. - CONCRETE
- N/F - NOW OR FORMERLY
- P.B. - PLAT BOOK
- D.B. - DEED BOOK
- D.D. - DEED DOCUMENT
- PG. - PAGE
- SQ. FT. - SQUARE FEET
- (R) - RECORD
- (S) - SURVEY
- FF - FINISH FLOOR
- TF - TOP FOUNDATION
- BF - BASEMENT FLOOR

**LEGEND:**

- TREE LINE
- STILT FENCE
- FENCE LINE
- UNDERGROUND CATV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD WIRE
- UNDERGROUND SEWER LINE
- BUILDING
- LIGHT STANDARD
- YARD LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- GUY WIRE
- TRAFFIC SIGNAL
- WATER SPIGOT
- ELECTRIC METER
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- GAS DRIP
- ELECTRIC BOX
- CABLE TV BOX
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- STREET/ROAD SIGN
- MISC. POLE/POST
- PARCEL TIE (SAME OWNER)
- FIRE HYDRANT
- UTILITY MANHOLE
- MAIL BOX
- A/C UNIT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CURB INLET / AREA INLET
- GRATE MANHOLE
- GRATE INLET
- BUSH/SHRUB
- TREE
- SURFACE FLOW
- SURFACE FLOW WITH SLOPE
- DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
- DENOTES SEMI-PERMANENT MONUMENT TO BE SET
- FOUND IRON PIPE
- CONC. MON./STONE
- CROSS
- CROSS WITH ANCHOR
- CONC. PAVEMENT
- ASPHALT PAVEMENT
- BRICK PAVERS
- GRAVEL



**SITE INFO:**

N/F FOUNDATION UP  
D.D. 2023090800502  
LOC # 221511255  
#755 BISMARK AVE.  
25,984 SQ. FT. OR 0.597 AC.±

**ZONING INFO:**

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT  
FRONT: AVERAGE OF ADJACENT HOMES  
(45.85' + 39.15' = 85.00' / 2 = 42.50')  
FRONT: 30' SETBACK PER PLAT  
SIDE: 10' SETBACK  
REAR: 30' SETBACK  
HEIGHT: 35' OR 2 1/2 STORIES.

**ABBREVIATIONS:**

- CONC. - CONCRETE
- N/F - NOW OR FORMERLY
- P.B. - PLAT BOOK
- D.B. - DEED BOOK
- D.D. - DEED DOCUMENT
- PG. - PAGE
- SQ. FT. - SQUARE FEET
- (R) - RECORD
- (S) - SURVEY
- RAD. - RADIAL
- FF - FINISH FLOOR
- TF - TOP FOUNDATION
- BF - BASEMENT FLOOR
- UP - USE IN PLACE
- DB - TO BE REMOVED
- DS - DOWNSPOUT
- F/P - FIREPLACE
- W/W - WINDOW WELL
- APPRO. - APPROXIMATE

**EXISTING UTILITIES NOTES**

- ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
- THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEOWNER. ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
- THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

**SITE BENCHMARK:**

IRON ROD WITH CAP - 544.23' (NAVOD88)  
FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREIN.

**BENCHMARK:**

ST. LOUIS COUNTY BENCHMARK  
BENCHMARK: 14351; ELEVATION: 564.24' (NAVOD88)  
"1" ON TOP CONCRETE RETAINING WALL AT SOUTH SIDE OF STEPS AT HOUSE #1364 BERRY ROAD; 20' EAST OF CENTERLINE OF BERRY ROAD.

**SURVEYOR'S NOTES**

- THIS TRACT CONTAINS 25,984 SQUARE FEET OR 0.597 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "ALGONQUIN VIEW" AS RECORDED IN PLAT BOOK 22 PAGE 28 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: FOUNDATION UP IS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 2023090800502 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.



**CALL BEFORE  
YOU DIG!  
1-800-DIG-RITE**

**TITLE NOTES**

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 22 PAGE 28. ADDITIONAL BUILDING LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF GLENDALE.

- Plot Plan Prepared by  
**THE STERLING COMPANY (314) 487-0440**
- Notes:
- Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.
  - All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with section R319.1.
  - Grade shall be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.
  - Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
  - This plot plan conforms to "GLENDALE CODE".
  - Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY  
MO. REG. 307-D

*James A. Henson*  
10-7-2025  
JAMES A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. L.S. #007017983



ISSUE	REMARKS/DATE
1	Update House/Garage Plan - 10/06/25
2	
3	

**NJL Custom Homes**  
#556 Leffingwell Ave.  
Kirkwood, MO 63122  
(314) 575-7481

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

**#785 BISMARK AVENUE**  
GLENDALE, MISSOURI 63122

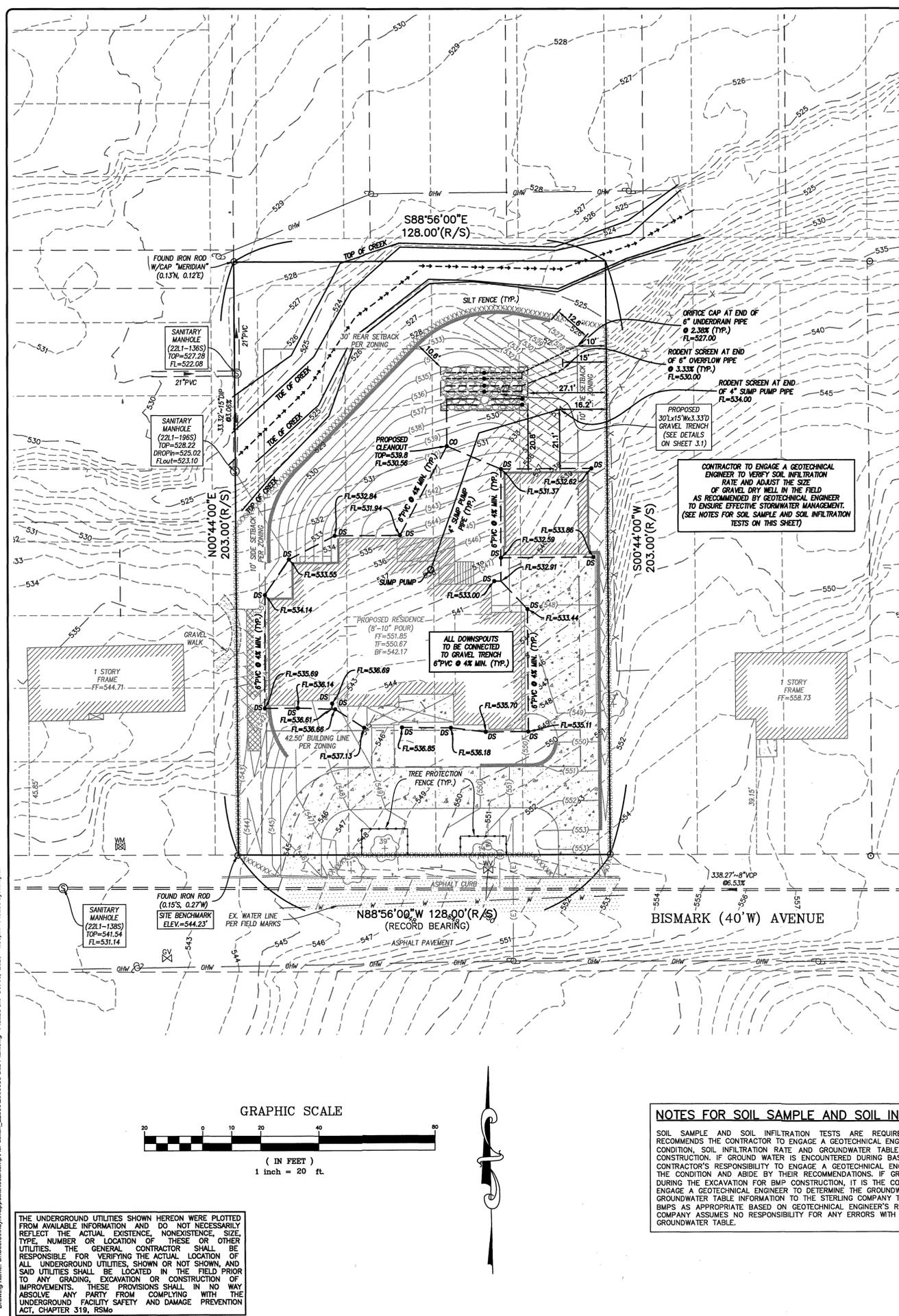
EXISTING CONDITIONS / DEMOLITION PLAN



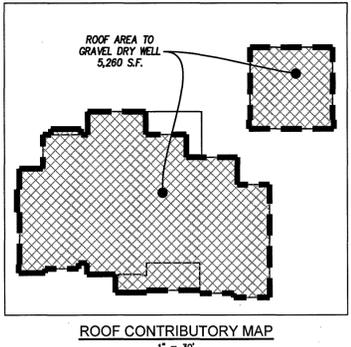
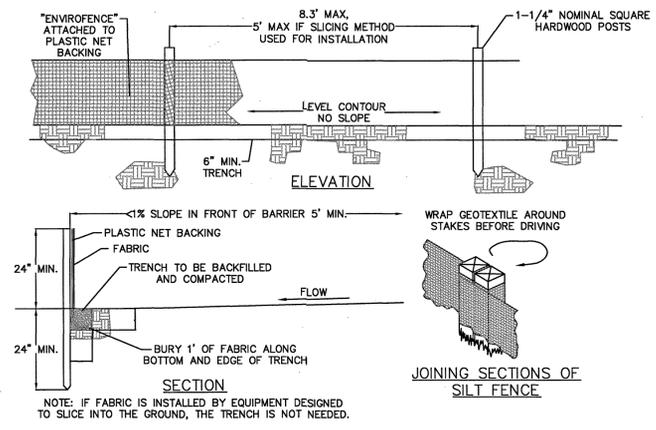
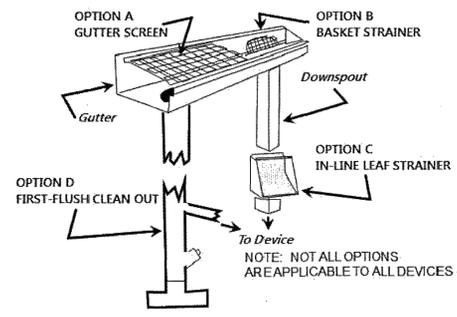
Date: 10/06/2025  
Henry H. Huynh, PE  
License # PE-202203627  
Professional Engineer

Job Number	25-03-063
Date	10/06/2025
Designed: HHH	Sheet
Drawn: HHH	1.1
Checked: MGB	IMP





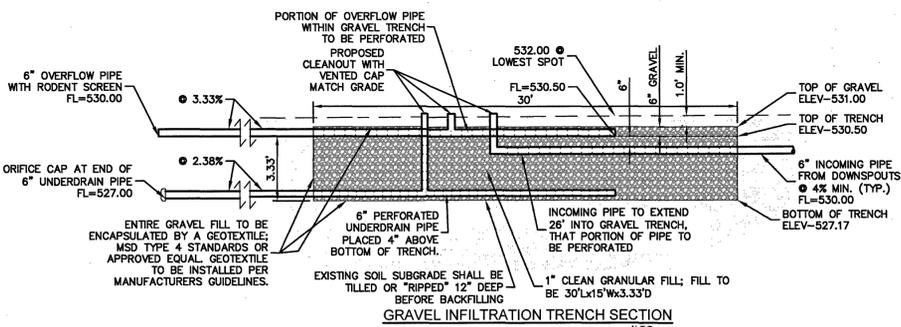
CIRCLE ONE OR MORE OPTIONS USED: A B C D



- NOTES**
- THE GUTTERS SHALL CONNECT TO GRAVEL TRENCH UNLESS NOTED OTHERWISE.
  - THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
  - THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
  - THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
  - DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.

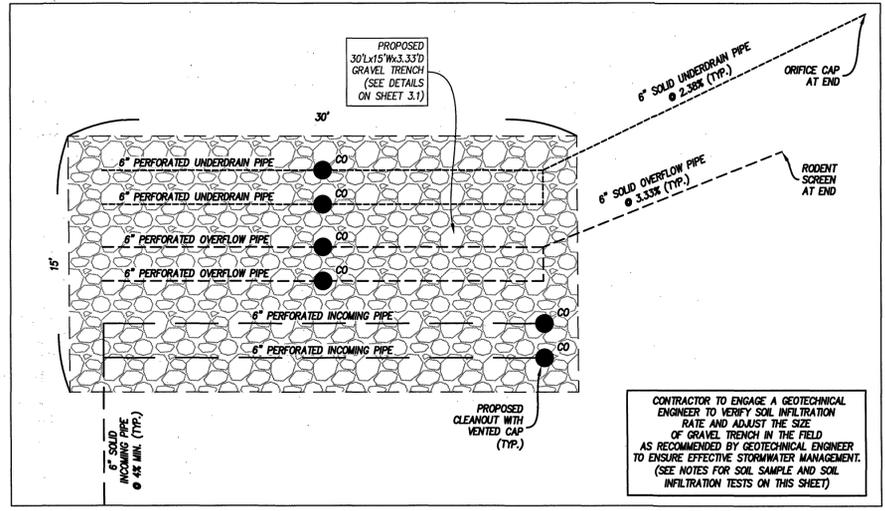
**STORM WATER DESIGN CALCULATIONS**

TOTAL PROPOSED ROOF AREA = 5,260 S.F. ≈ 0.121 ac.  
 15 YEAR 20 MINUTE RUNOFF = 0.121 ac. (3.54) = 0.428 CFS  
 THE REQUIRED VOLUME = 0.428 x 1200 = 513.60 C.F.  
 25' L x 18' W x 3.33' D GRAVEL INFILTRATION TRENCHES ARE PROPOSED TO PROVIDE THE ATTENUATION. ASSUMING 40% VOIDS IN THE GRAVEL. 540.00 C.F. OF VOLUME IS PROVIDED  
 540.00 C.F. TOTAL VOLUME IS PROVIDED > 513.60 C.F. IS REQUIRED  
 (ALL DOWNSPOUTS FROM ROOF AREA TO BE CONNECT TO GRAVEL TRENCH)



- ALL PIPES TO BE SDR-35 OR SCHEDULE 40 PVC OR EQUIVALENT.
- MSD TYPE 4 STANDARDS LAP SPICE MINIMUM LENGTH = 18 INCHES.
- ALL PIPE TERMINATING INSIDE GRAVEL TRENCH SHALL HAVE ENDS CAPPED.
- PVC STANDPIPE  
 A. REST STANDPIPE ON CONCRETE BLOCK OR PAD  
 B. ANCHOR PIPE INTO ROCK
- PERFORATED PIPE SHALL BE WRAPPED WITH POLYESTER FILTER SOCK.
- LESTONITE SHALL NOT BE USED IN GRAVEL INFILTRATION TRENCH

For WQv less than value below (cf)	4 holes of this diameter required
350	1/8"
800	3/16"
1500	1/4"
3300	3/8"
6000	1/2"
9075	5/8"



CONTRACTOR TO ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY SOIL INFILTRATION RATE AND ADJUST THE SIZE OF GRAVEL TRENCH IN THE FIELD AS RECOMMENDED BY GEOTECHNICAL ENGINEER. (SEE NOTES FOR SOIL SAMPLE AND SOIL INFILTRATION TESTS ON THIS SHEET)

ISSUE/REMARKS/DATE

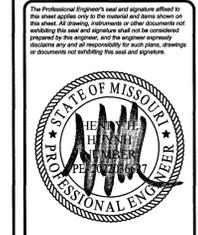
1	Update House/Garage Plan - 10/06/25
2	
3	

N/JL Custom Homes  
 #556 Leffingwell Ave.  
 Kirkswood, MO 63122  
 (314) 575-7481

THE STERLING CO.  
 ENGINEERS & SURVEYORS  
 5065 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #001348

#785 BISMARCK AVENUE  
 GLENDALE, MISSOURI 63122

STORM WATER PLAN



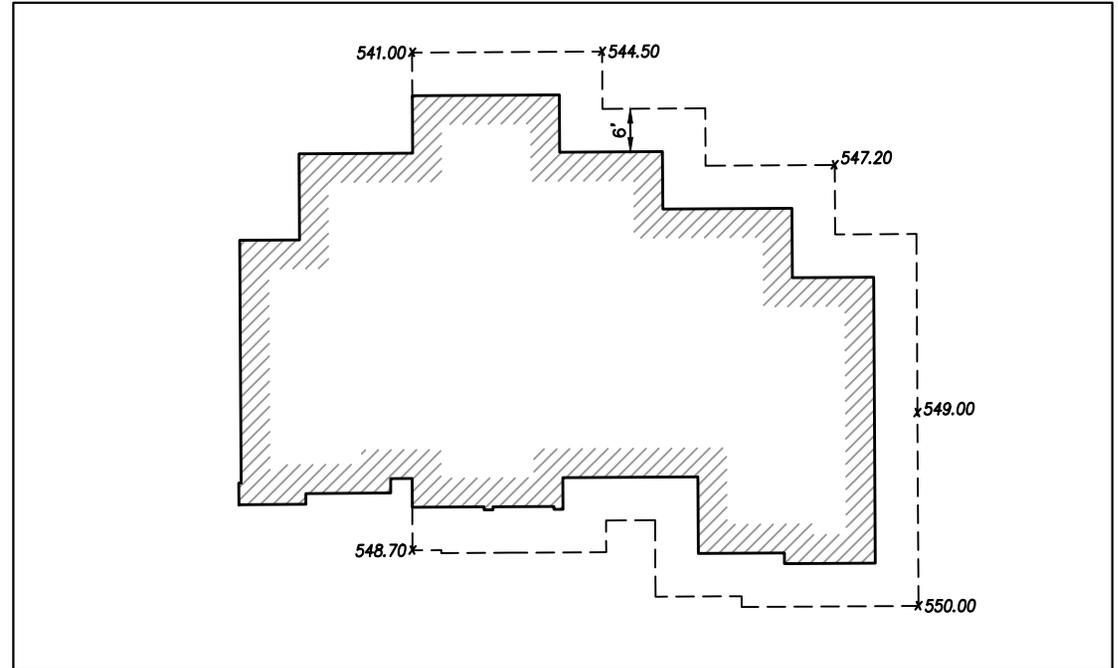
Date: 10/06/2025  
 Henry H. Huynh, P.E.  
 License # PE-2022036627  
 Professional Engineer

Job Number: 25-03-063  
 Date: 10/06/2025  
 Designed: HHH Sheet: 3.1  
 Drawn: HHH  
 Checked: MGB IMP

**AVERAGE GRADE ELEVATION CALCULATION:**

$$550.00' + 549.00' + 547.20' + 544.50' + 541.00' + 548.70' = 3280.40' / 6 = 546.73'$$

THE MAXIMUM HEIGHT OF THE HOUSE SHALL NOT EXCEED  
546.73' + 35.00' = 581.73' PER THE CITY OF GLENDALE ZONING ORDINANCE



**AVERAGE GRADE ELEVATIONS**

1" = 20'

**785 Bismark Avenue – Streetscape**



**Photo 1 –757 Bismark Ave**

3 Homes down on the right side of the property



**Photo 2 – 761 Bismark Ave**

2 Homes down on the right side of the property

**785 Bismark Avenue – Streetscape**



**Photo 3 – 765 Bismark Ave**

Home directly on the right side of the property



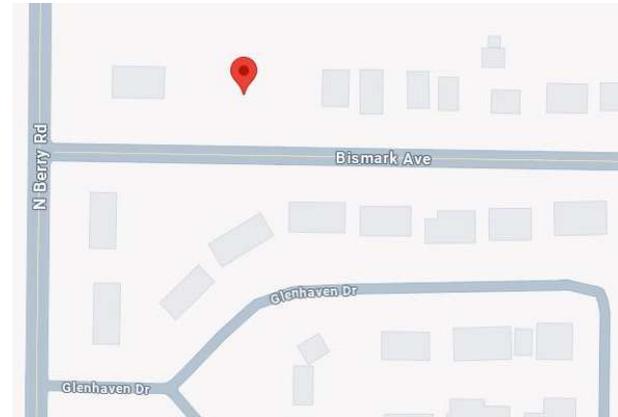
**Photo 4 – Subject Property 785 Bismark Ave**

## 785 Bismark Avenue – Streetscape



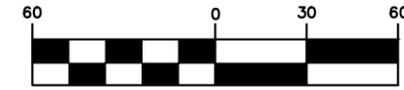
**Photo 5 – 791 Bismark Ave**

Home Directly next to the subject property on the left side,  
end of Bismark Avenue.



No homes across the street from the subject property, the street backs  
to the back of homes on Glenhaven Drive.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



THE **STERLING** CO.  
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5055 New Baumgartner Road  
St. Louis, Missouri 63129  
(314)-487-0440 FAX 487-8944  
www.sterling-eng-sur.com

M.S.D.

DRAWN: H.H.H.		DESIGNED:		CHECKED:	
PROJECT: <b>#785 BISMARK AVENUE</b>					
SHEET TITLE: AERIAL PHOTO PLAN					
NO. 25	03	063			
ISSUE		SHEET			
		1		1	
		OF			



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772 www.glendalemo.org

October 30, 2025

Dear Property Owner/Resident:

The Board of Adjustment of the City of Glendale will hold a public hearing on **Tuesday, November 18, 2025, at 6:00 p.m.** in the **Glendale Auditorium**, located at **424 N. Sappington Road, Glendale, MO 63122**, to consider the following appeal:

**Jason and Michelle Frank** have submitted an appeal requesting approval to construct a new home and detached two-car garage at their residence located at **785 Bismark Ave.** The proposed height of the home would exceed the maximum building height of 35' in the R-1 zoning district permitted by **Section 400.130 of the Glendale Zoning Code**, and the proposed garage would exceed the maximum building height of 20'.

The Board of Adjustment Ordinance requires that adjoining property owners be notified when plans are to be reviewed by the Board of Adjustment (BOA). The BOA will meet to consider the plans submitted by Mr. and Mrs. Frank at this Board of Adjustment meeting. This meeting is open to the public and you are welcome to attend. If you wish to submit written comments regarding this appeal, please email to [permits@glendalemo.org](mailto:permits@glendalemo.org) or mail/deliver to City Hall.

A copy of the plans are available for review at Glendale City Hall (open Monday-Friday, 8:00 am to 5:00 pm) or on the city's website at [www.glendalemo.org/BOAprojects](http://www.glendalemo.org/BOAprojects).

Should you have any questions about this upcoming meeting, please do not hesitate to contact me.

Thank you,

*Gabrielle Wesche*  
Community Engagement Officer  
314-909-3023  
[gmacaluso@glendalemo.org](mailto:gmacaluso@glendalemo.org)

<b>Name</b>	<b>Address</b>	<b>City, State</b>	<b>Zip</b>
RESIDENT/OWNER	765 BISMARK AVE.	GLENDALE, MO	63122
RESIDENT/OWNER	9856 MADISON AVE.	GLENDALE, MO	63122
RESIDENT/OWNER	9854 MADISON AVE.	GLENDALE, MO	63122
RESIDENT/OWNER	9858 MADISON AVE.	GLENDALE, MO	63122
RESIDENT/OWNER	9860 MADISON AVE.	GLENDALE, MO	63122
RESIDENT/OWNER	1326 N BERRY RD.	GLENDALE, MO	63122
RESIDENT/OWNER	791 BISMARK AVE.	GLENDALE, MO	63122
RESIDENT/OWNER	1320 N BERRY RD.	GLENDALE, MO	63122
RESIDENT/OWNER	39 GLENHAVEN DR.	GLENDALE, MO	63122
RESIDENT/OWNER	37 GLENHAVEN DR.	GLENDALE, MO	63122
RESIDENT/OWNER	1194 N BERRY RD.	GLENDALE, MO	63122
RESIDENT/OWNER	41 GLENHAVEN DR.	GLENDALE, MO	63122